

FOR SALE

17.76± AC C W Post Rd | Jonesboro, AR 72401



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taylor@halseyre.com

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 17.76± AC C W Post Rd | Jonesboro, AR 72401

17.76± ACRES



OPPORTUNITY OVERVIEW

\$1,985,000.00
PRICE

±17.76 AC
LOT SIZE

C-3
ZONING

PROPERTY HIGHLIGHTS

- ◆ Prime development site in a rapidly growing industrial trade region.
- ◆ Borders Jonesboro's Industrial Park, providing excellent connectivity.
- ◆ Excellent visibility and easy access from C W Post Rd near major highways.
- ◆ High traffic exposure to over 13,000 vehicles daily on nearby I-555.
- ◆ Positioned behind the new TA Express and surrounded by thriving businesses.
- ◆ Ideal location for industrial or commercial development projects.

ZONING DESCRIPTION

C-3 General Commercial District

This district is intended to accommodate commercial and retail businesses that serve the traveling public, particularly along high-traffic arterial streets. It allows for some outdoor display and storage of goods when appropriate and encourages the development of clustered commercial centers over less desirable strip-style layouts.

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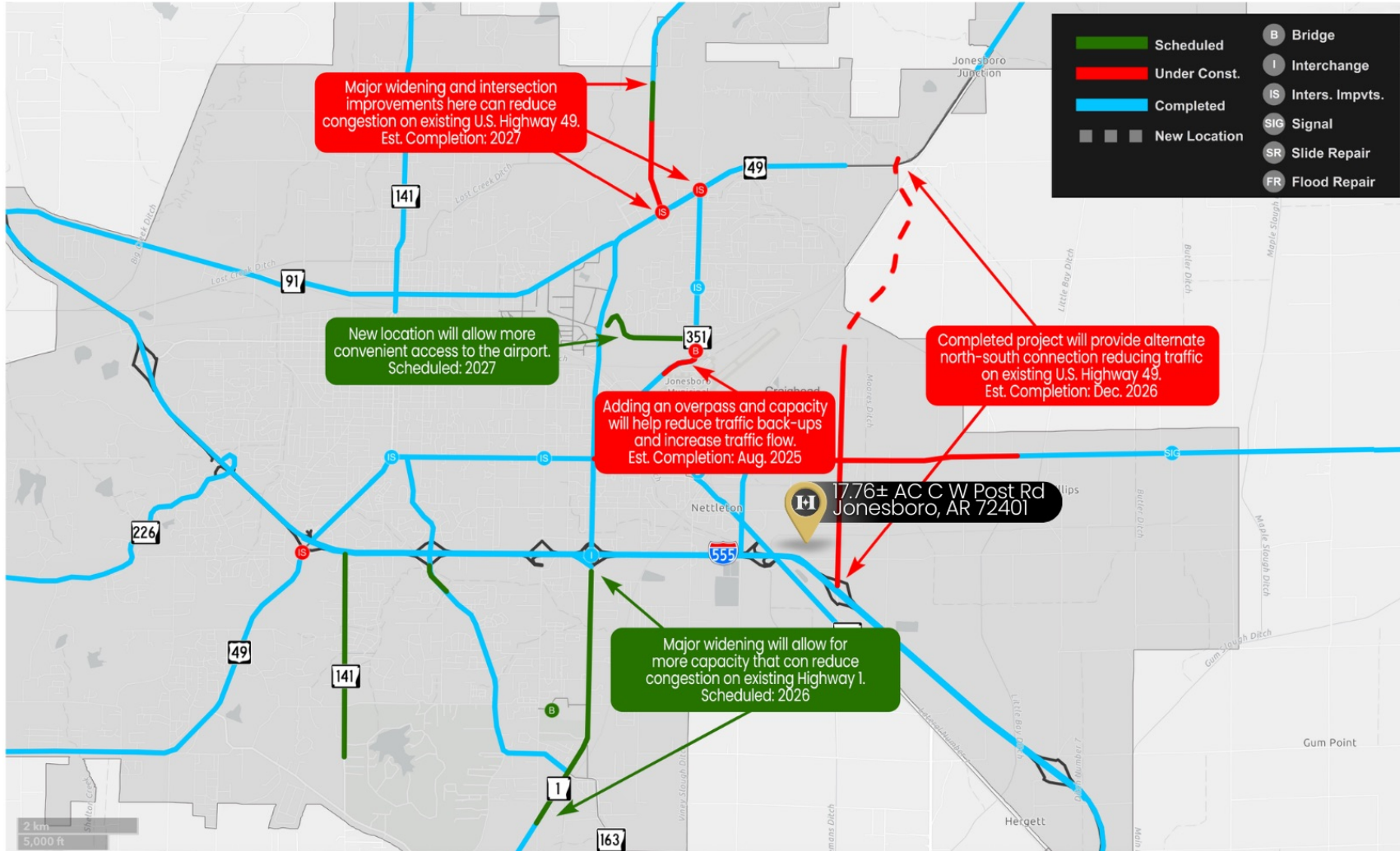
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MOVING TRAFFIC

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Arkansas GIS Office, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, ESFWS | Arkansas GIS Office
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N



C W POST RD

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JONESBORO MUNICIPAL AIRPORT



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VICINITY MAP (N.T.S)

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S89°22'13"W	43.50'
L2	N00°33'36"E	40.03'
L3	S89°22'08"W	19.57'
L4	S00°52'57"W	104.21'
L5	S00°58'15"W	104.35'
L6	N89°29'44"E	19.93'
L7	N89°41'52"E	40.00'

ZONING NOTES:

- SUBJECT PROPERTY IS ZONED I-1 IJO, LIMITED INDUSTRIAL DISTRICT, LIMITED USE OVERLAY.
- I-1 ZONING, BUILDING SETBACKS AND RESTRICTIONS:
STREET SETBACK - 25'
SIDE SETBACK - 10'
REAR SETBACK - 20'
MAXIMUM HEIGHT LIMITATION - 45'
MAXIMUM LOT COVERAGE - 60%
- FOR MORE INFORMATION ABOUT THE LIMITED USE OVERLAY RESTRICTIONS CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ 870-932-0166.

UTILITY PROVIDERS:

ELECTRIC, WATER & SEWER:
CITY WATER & LIGHT
400 EAST MOURGE
JONESBORO, AR 72401
(870)-935-5581

NATURAL GAS:
CENTERPOINT ENERGY
3013 OLD FEEB HOUSE ROAD
JONESBORO, AR 72404
(870)-972-6882

TELECOMMUNICATIONS:

AT&T ARKANSAS
722 SOUTH CHURCH
JONESBORO, AR 72401
1-800-464-7928

SUDDENLINK COMMUNICATIONS
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
(870)-935-3515

RITEX COMMUNICATIONS
2400 RITTER DRIVE
(870)-335-3434

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASES OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (8301).
- CRAIGHAM COUNTY PARCEL NO.: 01-144264-01400.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, JONESBORO INDUSTRIAL PARK FIRST ADDITION, BY CLAY KEARWARD, P.S. 256, RECORDED IN BOOK 158, PAGE 76, DATED JUNE 26, 1969.
 - RECORD PLAT, HEATHLEY COMMERCE DRIVE ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK 8, PAGE 88, DATED OCTOBER 29, 1992.
 - RECORD PLAT, COOK'S COMMERCE DRIVE ADDITION, BY CLAY KEARWARD, P.S. 256, RECORDED IN BOOK 8, PAGE 88, DATED JANUARY 14, 1992.
 - RECORD PLAT, GILBERT INDUSTRIES KRUEGER DRIVE ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK 8, PAGE 123, DATED NOVEMBER 10, 1994.
 - BOUNDARY SURVEY, BY MICHAEL P. HICHERSE, P.S. 1709, ADSL DOCUMENT NO. 201509170018, DATED MARCH 16, 2015.
 - BOUNDARY SURVEY, BY DALE ANDERSON, P.S. 2805, ADSL DOCUMENT NO. 20172721864, DATED MAY 26, 2017.
 - BOUNDARY SURVEY, BY JASON D. BEARD, P.S. 1691, ADSL DOCUMENT NO. 201807059581, DATED APRIL 24, 2018.
 - RECORD REPLAT, IRBE REPLAT, BY CLARENCE W. NICALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 313, DATED OCTOBER 31, 2018.
 - EXECUTOR'S DEED, THELMA MAURICE TRUST TO CALLIARKA PETRO, LLC, CRAIGHAM COUNTY DOCUMENT NO. 882015A-007833, DATED MAY 22, 2015.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONES "A" AND "AE FLOODWAY", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 85031C0151C, EFFECTIVE DATE SEPTEMBER 27, 1993. THE LOCATION OF THE FLOOD HAZARD ZONES AND BASE FLOOD ELEVATION CONTOURS SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON GEOREFERENCED MAPS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER AND THE ARKANSAS GIS OFFICE.
- BUILDINGS AND/OR IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON APRIL 28, 2021.

CERTIFICATE OF MINOR PLAT:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE MINOR PLATTED THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHAM COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHAM COUNTY, ARKANSAS; THENCE SOUTH 89°22'13" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, 43.50 FEET; THENCE NORTH 00°33'36" EAST, LEAVING SAID SOUTH LINE, 40.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 19.57 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUING SOUTH 89°22'08" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1227.70 FEET; THENCE NORTH 00°41'52" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 1225.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE NORTH 89°29'44" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 216.30 FEET TO THE WEST LINE OF HEATHLEY COMMERCE DRIVE ADDITION; THENCE SOUTH 00°52'57" WEST, ALONG SAID WEST LINE, 481.80 FEET TO THE WEST LINE OF COOK'S COMMERCE DRIVE ADDITION; THENCE SOUTH 00°52'57" WEST, ALONG SAID WEST LINE, 104.21 FEET; THENCE SOUTH 00°58'15" WEST LEAVING SAID WEST LINE, 104.35 FEET; THENCE NORTH 89°29'44" EAST, 441.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING JR. DRIVE; THENCE SOUTH 89°41'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 50.41 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 27.76 ACRES (1,209,840 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO AS:

CALLIARKA PETRO ADDITION

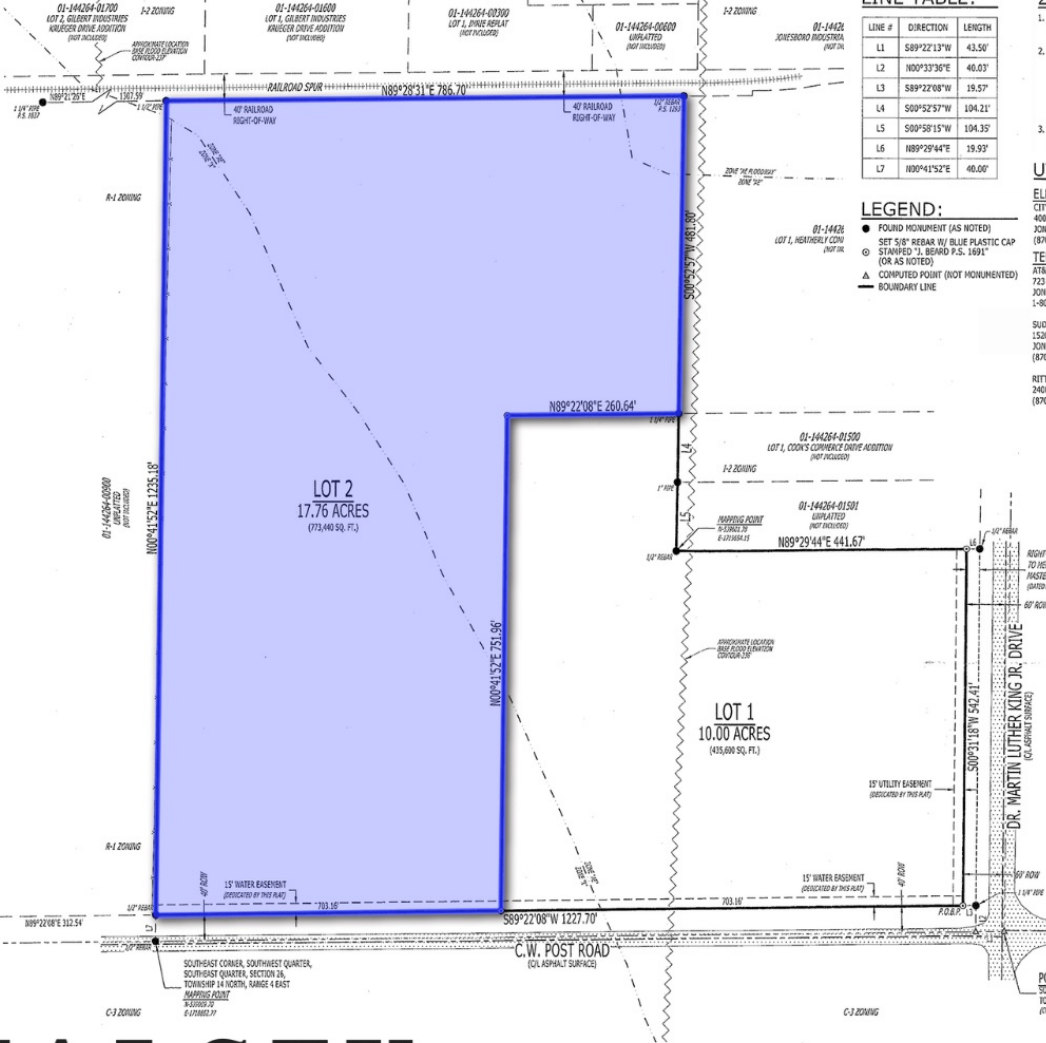
TO THE CITY OF JONESBORO, CRAIGHAM COUNTY, ARKANSAS.

WE BEING THE OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: TAYLOR WILSON SIGNATURE: Taylor Wilson DATE: 08/13/2021

SURVEYOR'S CERTIFICATION:

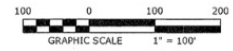
I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACTS WERE SURVEYED UNDER MY DIRECT SUPERVISION.



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MINOR PLAT
CLIENT: CALLIARKA PETRO, LLC.
CALLIARKA PETRO ADDITION
TO THE CITY OF JONESBORO, CRAIGHAM COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC
1000 N. STATE ST. SUITE 100
JONESBORO, AR 72401
(870) 935-5581

PROFESSIONAL LAND SURVEYOR
JASON D. BEARD - 2940
AR 2940
050-140-040-6-24-230-16-1091

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INDUSTRIAL TRADE REGION

The Industrial Trade Region of Jonesboro, Arkansas, is a key economic hub known for its strategic location with access to Highway 18, I-555, and railways, making it ideal for manufacturing, logistics, and distribution. Supported by a skilled workforce, modern infrastructure, and a business-friendly environment, the area attracts companies looking to grow and thrive. Its connectivity, community support, and proximity to key markets make it a prime destination for industrial development.

RESTAURANTS & RETAIL



KEY PLAYERS

- 1/2 mile from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds seven of the Top 20 Manufacturing Employers of Arkansas.
- 1.5 miles from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds ten of the Top 20 Manufacturing Employers of Arkansas.
- World Leader in the design and manufacturing of material handling systems.
- The top manufacturing employer in Jonesboro.
- Participates in many educational STEM Programs.
- The second highest manufacturing employer in Jonesboro.
- Produces over 707 million snack bags annually.

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MARKET MAP



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HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
MANUFACTURING
Top Employment Industries
for Jonesboro, AR

2.4
Avg. Size
Household

20.5 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.

84,353
Total Population

\$228,293
Median Home Value

3,627
Businesses

98,472
Daytime Population

33.4
Median Age

\$30,647
Per Capita Income

\$57,606
Median Household
Income

0.9%
2024-2029
Pop Growth
Rate

DEMOGRAPHICS

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This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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INVESTMENT CONTACT

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